

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, AUGUST 11, 2015
7TH FLOOR, PLANNING BOARD OFFICE, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, William Levin, Roger Quick, Jay Tepper and Michael Totilo. Jennifer Godzeno, arrived at 6:40 p.m. Absent: Zbigniew Naumowicz. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner; other City staff were: Michael Handler, Director of Administration, Mani Poola, PE Traffic Engineer, Anthony Romano, OPM and William Brink, Executive Director Stamford WPCA.

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board and announced Zbigniew Naumowicz was going to be absent. Ms. Dell introduced the first item.

ZONING BOARD REFERRALS:

1. **ZB Appl. #215-23 - Orchard K&G Associates, LLC - 17 Belltown Road - Special Exception and Final Site & Architectural Plans:** Requesting approval of Special Exception and Final Site & Architectural Plans to preserve the existing historic structure and construct two additional, attached dwelling units for a total of 2,961.7 square feet, as well as related parking (6 spaces) and site improvements on 0.23 acres at 17 Belltown Road. Special Exception requests under Section 7.3 for Historic Buildings and Section 7-K for Setback Requirements. Also in attendance were Jacqueline Kaufman, attorney with Carmody Torrance Sandak Hennessey LLP and Renee Kahn with Historical Nature Preservation Program. Ms. Kaufman made a brief presentation outlining the key issues, decision points and requested a positive approval to the Zoning Board. Ms. Kaufman also requested that Renee Kahn briefly discuss the historic preservation element to this application which will be heard by the Historic Preservation Action Committee at its September 1st meeting. After a brief discussion, Mr. Tepper moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

SUBDIVISION:

1. **Subdivision Application #4024 - Sharon Holdings, Inc.:** 222 Selleck Street for the subdivision of property into two (2) parcels; located on the south side of Selleck Street and the west side of Betts Avenue. Jackie Kaufman, attorney with Carmody Torrance Sandak Hennessey LLP, presented the key elements to this minor subdivision. After a brief discussion, Ms. Fishman moved to approve Subdivision #4024 with conditions and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

1. Morgan Lofts - Affordable Housing and Zoning Initiative - Project #C4 6580

Funding for affordable housing from developers who choose to make a payment into this fund rather than constructing some or all of their obligation for affordable housing under Stamford's Zoning Regulations. Payment will be received from Element One LLC, the developer of Morgan Lofts, 111 Morgan Street, in the amount of \$3,245,462.50. The appropriated funds will be used to finance affordable housing development at Metro Green III per "Resolution of the Zoning Board" December 1, 2014. After a brief discussion, Mr. Tepper moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

2. Citywide Roadway Correction - Project #C5 6119 - \$50,000.00

Intersection improvements of Taylor Reed Place/Mapple Tree Avenue @ Courtland Avenue. Mani Poola, PE and the City's Traffic Engineer explained to the Board how the capital funds for Project #C5 6119 would be implemented. The Board reviewed this request pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24 and the City Charter Section C6-30-13, as well as consistent with the 2015 Master Plan. After a brief discussion, Mr. Quick moved to recommend approval of this request; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

3. Citywide Signals - Project #C5 6174 - \$150,000

Replace traffic signal at the intersection of Cove Road @ Willowbrook Avenue. Mani Poola, PE and the City's Traffic Engineer explained to the Board how the capital funds for Project #C5 6174 would be implemented. The Board reviewed this request pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24 and the City Charter Section C6-30-13, as well as consistent with the 2015 Master Plan. After a brief discussion, Ms. Fishman moved to recommend approval of this request; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

4. Roadway Design & Reconstruction - Project # CP 1281 - \$150,000.00

Establish a continuous sidewalk on the east side of Morgan Street & south side of Strawberry Hill Court and crosswalk with pedestrian signals at Hoyt Street & Bedford Street. Mani Poola, PE and the City's Traffic Engineer explained to the Board how the capital funds for Project #CP 1281 would be implemented. The Board reviewed this request pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24 and the City Charter Section C6-30-13, as well as consistent with the 2015 Master Plan. After a brief discussion, Mr. Quick moved to recommend approval of this request; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

5. Interdistrict K-8 Magnet School - Project #C3 B502 - \$318,607.00

Sewer connection fees. Michael Handler, Director of Administration, explained to the Board how the capital funds for Project #C3 B502 would be implemented for Interdistrict K-8 Magnet School. After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

6. Dyke Lane Pump Station - \$2,800,000.00

This project is to dedicate funding towards upgrade of the Dyke Lane storm water pump station at the Stamford Hurricane Barrier. The Dyke Lane pump station was built 1968. It pumps storm water across the hurricane barrier so as to prevent/alleviate flooding in the drainage basin in the south end of the Washington Blvd. and Pacific Street corridors. The pump station is a critical infrastructure for the economical viability of the southend. An engineering condition and needs assessment study was conducted to evaluate the station. The Federal Economic Development Administration has approved a grant of \$800,000 to be used towards improvements/upgrade to the station. The recommendations in the study report for upgrade will provide for a standby generator, new electrical switchgear to comply with latest National Fire Protection Association codes, isolate/seal the wet well/collection well from the pump controls, provide external access to the wet wells and building repairs. Michael Handler, Director of Administration, opened the presentation along with William Brink, Executive Director Stamford WPCA, explaining to the Board how the capital funds for this project would be implemented. After a brief discussion, Ms. Fishman moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

REQUEST FOR AUTHORIZATION:

1. Proposed Residential Real Estate Sales Agreement

Proposed Residential Real Estate Sales Agreement between the City of Stamford and Innis Arden Golf Club, Inc., which sets forth the purchase, by Innis Arden, of real property commonly known as 0 Fairfield Avenue. Michael Handler, Director of Administration, made a brief presentation on this request for the City to enter into an agreement with Innis Garden Golf Club. After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 7/21/15: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of July 21, 2015; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

PRESENTATION TO THE BOARD:

Presentation and acceptance of final report for the Long Ridge/High Ridge Corridors Study prepared by Vanasse Hangen Brustlin, Inc. (VHB). Mr. Vahid Karimi, PE and former Principal at VHB, Project Manager for the Long Ridge/High Ridge Corridors Study made a 20 minute presentation and question & answer session along with Mani Poola, PE and the City's Traffic Engineer. After a brief discussion, Ms. Fishman moved to accept this report and thanked Mr. Karimi for the presentation; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

OLD BUSINESS:

Mr. Tepper moved to add the discussion of the Strawberry Hill Road project and to clarify the Supplemental Capital Appropriations request which the Board recommended approval of at its July 21st meeting. Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

Mr. Romano made a brief presentation in which he outlined the three recommended approvals by the Planning Board to the Board of Finance and the Board of Representatives. After a brief discussion, the Board requested a clarification letter be submitted to the Mayor which states that the Planning Board is recommending approval of the additional supplemental funding and not approval to spend \$12,400,000.00 for the earlier recommended approval at \$55 million.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is 8/25/15. Dr. Woods outlined the agenda items currently scheduled for the next two Planning Board meetings and briefly discussed the Master Plan Map Change Public Hearings for Glenbrook and Springdale as the first step towards implementing the Glenbrook/Springdale TOD Study that the Board accepted at its July 30 meeting.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:10 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.